

OWNER'S CERTIFICATE

WHEREAS, Legacy Platinum Partners II, Ltd., a Texas limited partnership is the owner of a tract of land situated in the Jonathan Allen Survey, Abstract No. 16 in the City of Frisco, Collin County, Texas, and being all of Lot 16A, Block 1, FRISCO CORNERS, an addition to the City of Frisco, Collin County, Texas according to the revised conveyance plat recorded in Cabinet ______, Page _______, Map Records, Collin County, Texas, same being conveyed to Legacy Platinum Partners II, Ltd., a Texas limited partnership by special warranty deed recorded in Instrument No. 20070220000230700, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in concrete for corner, and being in the Southeast line of Legendary Drive (a 60 foot right—of—way — Vol. L, Pg. 859), and being the West corner of Lot 15R, Block 1, FRISCO CORNERS, an addition to the City of Frisco, Collin County, Texas according to the plat thereof recorded in Cabinet P, Page 611, Plat Records, Collin County, Texas; South 60 degrees 03 minutes 18 seconds East, along the Southwest line of e for corner, and being the South corner of said Lot 15R, and being in the said Lot 15R, on Northwest line a distance of 330.36 feet to an "X" found in of Lot 9R of said FRISCO CORNERS (Cab. P,

Thence South 29 degrees 56 minutes 42 seconds West, along the Northwest line of concrete for corner, and being the Northeast corner of the remainder of Legacy Plarecorded in Instrument No. 20070220000230700, Deed Records, Collin County, Texas; f said l Iatinum Lot 9R, a m Partners distance of 146.36 feet II, Ltd., a Texas limited to an "X" found in partnership by deed

North 60 degrees 10 minutes 06 seconds West, along the Northeast line of said and being the Northwest corner of said lot 16R, and being in the Southeast line 16 minutes 45 seconds East, along the Southeast line of said Legendary g 47,965 square feet or 1.10 acres of land. 아 16B, said a distance of 323.52 feet to a point for Legendary Drive; Drive, a distance of 147.16 feet to the Point

THAT, Legacy Platinum Partners II, Ltd., a Texas limited partnership, does hereby certify and described property as **Lot 16A, Block 1, FRISCO CORNERS**, an addition to the City of Frisco, the streets and alleys shown thereon. and does herein certify the following: l adopt and dc this plat designating the hereinabove es hereby dedicate to the public use forever

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or

4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed in landscape easements if approved easements and public use areas, as shown, are dedicated for the public use forever for th laced upon, c by the City e purposes

5. The City of Frisco is not responsible for replacing any improvements in, under, used for the particular the mutual use and ir utilities, said use l d accommodation of all by pubic utilities being 악 over any easements caused by maintenance or repair. desiring to use or using the same the public's and City of Frisco's u ne unless use

The City of Frisco and public utilities shall have the right to other improvements or growths which may in any way endan respective systems in the easements. remove and keep removed all or parts of any buildings, fences, trees, shrubs ger or interfere with the construction, maintenance, or efficiency of their

The City of Frisco and public utilities shall at all times have the full right of ithe purpose of constructing, reconstructing, inspecting, patrolling, maintaining, their respective systems without the necessity at any time procuring permission ingress and egress to reading meters, and conform anyone. o or from their respective easements adding to or removing all or parts

odifications to this plat and approved by the City of Frisc

This plat approved subject to all platting ordinances, ent shall be by me rules, ٥f regulations and resolutions of the City

of Frisco,

day 9 partnership 2009.

Legacy Platinum Partners II, Ltd., a Texas BY: Legplat L.L.C., its General Partner BY: Chad Buxton, President

Buxton,

BEFORE ME, the undersigned, a Notary Public in an person whose name is subscribed to the foregoing considerations therein expressed. nd for said County and State on this instrument and acknowledged to me day appear that he ex

MY HAND SEAL 유 OFFICE, this the day

2009

KNOW ALL MEN BY THESE PRESENTS:

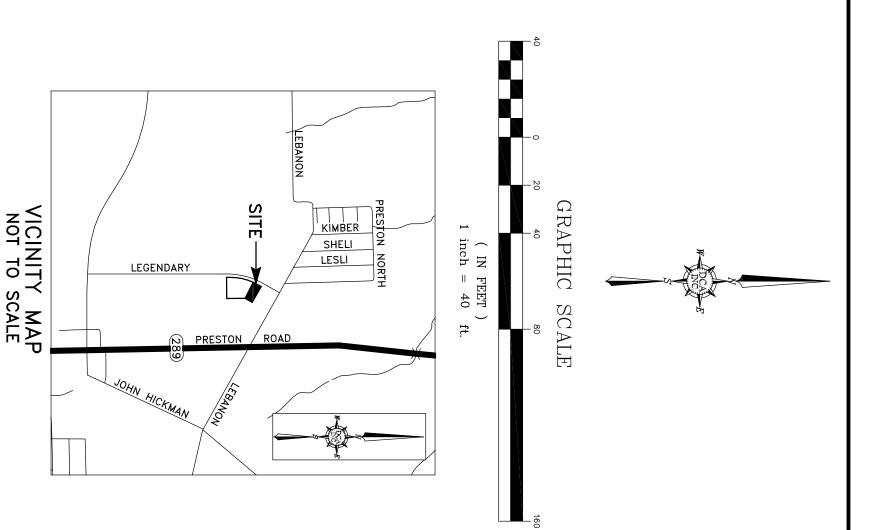
THAT I, Doug Connally, do hereby certify that of the land and that the corner monuments subdivision regulations of the City of Frisco, t I prepared this plat and the shown thereon were properly Texas. field notes made placed under my t thereof from an actual and accurate survey al supervision, in accordance with the

Dated this the ______ RELEASED 07/20/09 FOR DOCUMENT SHALL NOT BE REVIEW PURPOSES ONLY. THIS RECORDED FOR ANY PURPOSE.

the undersigned, a Notary Public in and for said County and State on se name is subscribed to the foregoing instrument and acknowledged to ns therein expressed. this me day appear that he ex

GIVEN UNDER MY HAND AND SEAL 유 OFFICE, this

		С	CURVE TABLE	BLE	
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	27°03'55"	9.45	N73°48'30"W	9.36'
C2	20.00'	87°20'03"	30.49	N16°23'17"W	27.62'
C3	20.00'	88°33'59"	30.92	S71°33'45"W	27.93'
C4	252.84	04°37'52"	20.44	N66°28'12"W	20.43'
C5	265.00	08°43'49"	40.38	S64°25'13"E	40.34
60	20.00'	87°20'03"	30.49	N16°23'16"W	27.62'
C7	20.00'	92°33'09"	32.31	N73°33'19"E	28.91'
83	20.00'	87°26'51"	30.52	S16°26'41"E	27.65'
69	20.00'	92°39'57"	32.35	S73°36'44"W	28.93'
C10	252.84	04°42'54"	20.81	N61°47'48"W	20.80'
C11	20.00'	89°22'36"	31.20	N14°44'49"W	28.13'



ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the fire department, police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises. FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with city standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to city standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to city standards in conspicuous places along the fire lanes, stating "FIRE LANE, NO PARKING". The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use. DRAINAGE AND DETENTION EASEMENT

(called "City") subject to the following conditions which shall be binding upon the owners, their heirs, grantees, successors and assigns: The portion of Frisco Corners, as shown on the plat is called "Drainage and Detention Easement". The drainage and detention easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the drainage and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the drainage and detention easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that my be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the drainage and detention easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed encessary for drainage purposes. Each property owner shall keep the drainage and detention easement and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner shall keep the drainage and detention easement is subject to storm water overflow and natural bank erosion to any damages of any nature resulting from the occurrence of these natural pheno

"VAM" (Visibility and Maintenan ce) EASEMENT

The area shown on this plat as "VAM" (Visibility and Maintenance) Easement(s) are given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintenance right, it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City, in its sole discretion, may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devises or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or purposes shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

FINAL PLAT
FRISCO CORNERS

LOTS 16A, BLOCK 1
47,956 SQ.FT. / 1.10 ACRES
JONATHAN ALLEN SURVEY, ABSTRACT NO. 16
CITY OF FRISCO, COLLIN COUNTY, TEXAS

3 11545 Pagemill Road P 214.349, MAY 6, 2009 DOUG CONNALLY & ASSOCIATES, INC.

LAND SURVEYING:

545 Pagemill Road · Suite 200 · Dallas, Texas 75243

P 214.349.9485 · F 214.349.2216

www.dcadfw.com

Y 6, 2009 / JOB NO. 0900857-2F / DRAWN BY: CG

OWNER: LEGACY PLATINUM
PARTNERS II, LTD.,
A TEXAS LIMITED
PARTNERSHIP
4008 WISHING WELL LANE
PLANO, TEXAS 75093
P 972.403.7814